

Oswego Ridge BOD Meeting 5.20.14

Called to order: 6:03 p.m.

Present - Board members; Jim Stewart, Doug Ashby, Bill Schauer, Cynthia Griffen

CAP: Wes Finchum

Homeowner: Arlene Stebbins

The Board voted to accept 4.8.14 minutes

Monthly Financial Report Recap:

- Need to change 13.6% “surplus” to “deficit”: financials approved pending this change
- Approval for fee request waiver from H-104 Bergsma (check lost in mail).
- There are no new HO running deficits

Arbor work

Board reviewed Arbor bids and voted to hire Arbor Pro (Mark Bourgeois), with the following changes:

- No removal of leaning Pine behind B-204 at this time.
- Prune Norway Maple over D carport.
- Fertilize 2 Birch trees between A & B (adjacent to dead Birch to be removed).

Cynthia to notify Mark at Arbor Pro initially as she has been primary contact to date, then refer him to Wes re: logistics, payment, etc.

Ask Mark to take pictures and post permits and take picture and send it to Wes & Board so info readily available in event of query by HO.

Wes to email HO/residents re: upcoming Arbor work.

Bark dust

Board voted to hire Ryan Creek to apply bark dust; they will apply by hand to ensure equal depth distribution which will hopefully end up using less bark dust than automated distribution.

Unit = 5 yards \$390/unit; Jeff to start at 5 units and assess how much more needed.

Total likely less than 10 units. Per Wes, this is reserve expense.

Envelope Inspection

This discussed at last meeting but not formally voted on; Board voted to hire Richard Graves.

Roof vents are needed for internal units as there is no venting currently; this should be included in envelope inspection by Richard, and will be addressed in the future with roof repairs/ replacements.

Sidewalk Solution

Cost to repair damage from Sidewalk Solutions work last Dec. was \$1,899.47; their invoice was \$4,125. Board voted to pay them the remainder of \$2,255.53.

Garbage/Recycling

Garbage was strewn on ground by crows as lid to dumpster not completely closed.

Chronic issue with people not putting things in the correct place.

Pet signs

Wes is working with Christina to create signs in compliance with MPHOA; company Buzz White.

CAP Emergency

CAP to send letter to homeowners re: emergency line, website link, step-by-step instructions for emergency procedures. To include:

- How to address leaks from upstairs if downstairs HO/residents are not available.
- “See something, say something” in regards to suspicious activity with dispatch number.

Wes will confer with Keith, compose draft letter and send to Board.

Water

Per Arlene Stebbin’s previous suggestion:

- CAP to calculate mock water bills to be sent to HO to illustrate significance of water costs as part of HO fees (minus irrigation and pool costs.)
- Wes to send reminder email to HO reminding them there is a list of people wanting low flow toilets.

Air Conditioners

Internal units that don’t protrude through the window are okay

Ductless will not be approved because of noise and outdoor collection unit.

Executive Meeting (all present as above except HO)

Nancy Wilbur D-104

Several calls have been made by residents/HO to police re: erratic behavior including taking someone’s screen off and throwing rocks.

Last Sat. Doug picked her out of photo line up, Officer Rogers is overseeing. This may allow County to stop in and require alternate housing / treatment. Doug to follow up w/ Officer Rogers.

Cynthia (CAP) called social services and Nancy’s sister; Nancy is reportedly isolating from family. Unit owned by Nancy. Wes to talk to attorney re: liability, options.

CAI Meeting (follow up)

Clarification per Wes re: Bylaws and Declarations

Declaration trumps Bylaws

Declaration determines common areas, responsibilities of maintenance,

Bylaws — governmental

75% HO approval needed to change Declarations;

50% HO approval needed to change Bylaws, although some can be changed by Board.

Next HOA meeting Tuesday 6/24/14 @ 6p.